



FY17 Q4 QUARTERLY REPORT

A State investment initiative for Baltimore City administered by the Maryland Department of Housing and Community Development



Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



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Executive Summary

This report provides a summary of all activities by the Maryland Department of Housing and Community Development (the “Department”), the Maryland Stadium Authority (the “Authority”), the Mayor and City Council of Baltimore, acting through the Baltimore City Department of Housing and Community Development (the “City”) that have occurred between April 2017 and June 2017.

On January 5, 2016, Governor Larry Hogan and Mayor Stephanie Rawlings-Blake announced Project C.O.R.E., a four-year partnership to remove blight through demolition or stabilization to serve as the catalyst for redevelopment, reinvestment, and stabilization in Baltimore City. The goal of this partnership is to improve economic opportunity, encourage redevelopment, and improve quality of life in Baltimore City neighborhoods. Project C.O.R.E. is designed to address the needs of the existing community and will result in safer and more attractive neighborhoods, create more jobs, provide more green space, and improve quality of life as well as increase the number of affordable housing for the benefit of existing residents.

The Department, the Authority, the City, entered into a Memorandum of Understanding (MOU) for Demolition and Stabilization on February 10, 2016. As part of the agreement, the Authority is responsible for the management of up to \$75 million of demolition associated with the removal of blighted properties within Baltimore City during a four-year funding period, FY2016-FY2019.

Demolition & Environmental Protocols – Maryland Stadium Authority (MSA)

Following the announcement of Project C.O.R.E. and execution of the MOU agreement, the Department, the City, and the Authority worked closely with other various agencies and interest groups to establish protocols and guidelines that serve as the basis for removal of blight throughout the course of the program, such as establishing project reporting requirements and a Project Manual/Technical Document. The Project Manual/Technical Document establishes demolition and environmental safety protocols that will be implemented and enforced throughout the course of the program. Best practices include:

- **Environmental Assessments/Hazmat Survey:** Complete Site Assessment/Hazardous Material Survey on all properties to identify asbestos, lead, polychlorinated biphenyl (PCB), or any other potential hazards.
- **Onsite Compliance Monitoring:** Full-time onsite environmental/protocols compliance monitoring services
- **Dust Monitoring:** Full-time dust monitoring during all demolition and debris removal operations to monitor the effectiveness of dust suppression procedures and potential exposure levels of adjacent community residents.
- **Fill Requirements:** Requires the use of clean fill for all excavations and strictly prohibits the use of crushed demolition debris being used as fill.
- **Sidewalk Replacement:** Full replacement of any adjacent sidewalks on the front and sides of all properties being demolished.
- **Site Security:** Detailed site security measures to ensure the safety of the general public.

Stabilization

The Department and the Authority are required under the Maryland Historical Trust Act of 1985 to consult with the Maryland Historical Trust to determine whether or not the work contemplated under the programmatic agreement would adversely affect historic properties that fall within boundaries of historic districts in Baltimore City. To that end, an agreement was signed and executed on September 8, 2016.

Property Identification

The task at hand is monumental; Baltimore City has 297 distinct neighborhoods, of which 120 are in a Stressed Housing Market, based on Baltimore City’s 2014 Housing Market Typology. A Stressed neighborhood is where 6% to 30% of the housing stock is vacant. For Fiscal Year 2016, the Department and the City identified and executed an initial list of 455 blighted properties spread over 72 locations for demolition that the Authority will address under the terms of the MOU; after an official Notice to Proceed (NTP) is issued by the City, the Authority will begin demolition. Periodically, the Department and the City will work together to develop additional lists of properties slated for demolition or stabilization for further action by the Authority. This will be an ongoing process during the four-year funding period of the program.

Redevelopment

To encourage investment in Project C.O.R.E. communities, the Department will make available a minimum of six hundred million (\$600,000,000) in low interest loans and grants over the four-year period of Project C.O.R.E. The Department’s total C.O.R.E. financial investment in Baltimore City, specifically in areas that fall within the City’s 2014 Housing Market Typology Stressed areas (Housing Market Typology E,F,G,H), includes the following programs that are committed to strategic demolition and revitalization: Strategic Demolition Fund (SDF), Multifamily Housing Programs, Community Legacy (CL), and Baltimore Regional Neighborhoods Initiative (BRNI). This funding provides opportunities for renewal and enterprise and meaningful investment by the private sector to create new housing, new commercial development, and greenspace.

Historically, between FY2012 through FY2015, DHCD investments in Baltimore City totaled about \$105.7 million. It is projected that DHCD’s total investment in Baltimore City between FY2016 to FY2019 will significantly increase by about \$600 million. In FY16 alone, a total of \$226.1 million was invested in Baltimore City of which 65% or \$146 million was invested within Baltimore City’s Middle-Market Stressed and Stressed Housing Markets (Housing Market Typology E,F,G,H) through the department’s various programs.

Below are historical, actual, and projected Department investments in Baltimore City and within Middle-Market Stressed and Stressed Housing Markets (Housing Market Typology E,F,G,H). ***These projections were prepared in FY16 Quarter 3 and are subject to change:***

Project C.O.R.E. : Comparative Investments in Baltimore City				Total Investments in CORE Areas (Housing Market Typology E,F,G,H)					
Comparative Investment: Four-year history prior to Project C.O.R.E. compared to Project C.O.R.E. projections for FY 2016 - FY2019				Maryland Department of Housing and Community Development Investments FY 2016 through FY 2019 - PROJECTED					
FINANCIAL INVESTMENTS	TOTALS Historical	TOTALS Projected	DIFFERENCE	FINANCIAL INVESTMENTS	FY 2016 Actual	FY 2017 Projected	FY 2018 Projected	FY 2019 Projected	TOTALS Projected
COMMITMENT TO STRATEGIC DEMOLITION				COMMITMENT TO STRATEGIC DEMOLITION					
Strategic Demolition Programs	\$ 7,832,000	\$ 75,000,000	\$ 67,168,000	Strategic Demolition Programs	\$ 9,875,000	\$ 18,000,000	\$ 22,125,000	\$ 25,000,000	\$ 75,000,000
COMMITMENT TO REVITALIZATION			\$ -	COMMITMENT TO REVITALIZATION					
Housing Revenue Debt (Private Activity Bonds) <i>The Department issues revenue bonds for the purpose of financing mixed-income rental projects.</i>	\$ 36,245,000	\$ 353,295,000	\$ 317,050,000	Housing Revenue Debt (Private Activity Bonds) <i>The Department issues revenue bonds for the purpose of financing mixed-income rental projects.</i>	\$77,985,000	\$88,200,000	\$70,000,000	\$70,000,000	\$306,185,000
Tax Credit Equity (Low Income Housing Tax Credit) <i>Private equity investment generated through issuance of tax-exempt housing revenue debt</i>	\$ 45,815,356	\$ 183,999,251	\$ 138,183,895	Tax Credit Equity (Low Income Housing Tax Credit) <i>Private equity investment generated through issuance of tax-exempt housing revenue debt</i>	\$ 54,679,148	\$ 69,791,339	\$ 15,000,000	\$ 15,000,000	\$154,470,487
State Funds and Private Activity Bonds for Small Business <i>The Department of Housing and Community Development issues private activity debt for a range of small business financing needs. These will stimulate economic development within C.O.R.E. neighborhoods. (Authorization legislation is pending)</i>	\$ 5,596,150	\$ 47,755,000	\$ 42,158,850	State Funds and Private Activity Bonds for Small Business <i>The Department of Housing and Community Development issues private activity debt for a range of small business financing needs. These will stimulate economic development within C.O.R.E. neighborhoods. (Authorization legislation is pending)</i>	\$ 825,000	\$ 15,000,000	\$ 15,000,000	\$ 15,000,000	\$ 45,825,000
Community Legacy Program <i>General Obligation Bonds</i>	\$ 5,510,000	\$ 6,555,000	\$ 1,045,000	Community Legacy Program <i>General Obligation Bonds</i>	\$ 1,200,000	\$ 2,030,000	\$ 1,500,000	\$ 1,500,000	\$ 6,230,000
Baltimore Regional Neighborhoods Initiative <i>General Obligation Bonds</i>	\$ 4,733,000	\$ 23,746,199	\$ 19,013,199	Baltimore Regional Neighborhoods Initiative <i>General Obligation Bonds</i> <i>Note: Projected activity for FY 2017-FY 2019 represents the Capital Improvement Plan for the Baltimore Regional Neighborhood Initiative, which is subject to legislative action.</i>	\$ 1,525,000	\$ 2,451,199	\$ 9,000,000	\$ 9,000,000	\$ 21,976,199
Seed Community Development Anchor Institution Program <i>Provides grants and loans to anchor institutions for community development projects in blighted areas of the State.</i>	\$ -	\$ 5,000,000	\$ 5,000,000	Seed Community Development Anchor Institution Program <i>Provides grants ad loans to anchor institutions for community development projects in blighted areas of the State.</i>	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
TOTAL INVESTMENTS:	\$ 105,731,506	\$ 695,350,450	\$ 589,618,944	TOTAL INVESTMENTS:	\$146,089,148	\$195,472,538	\$132,625,000	\$140,500,000	\$614,686,686

Project C.O.R.E. Request for Applications (RFA)

Through the Department's Project C.O.R.E. Request for Applications (RFA), an online competitive application process for Project C.O.R.E. demolition funding, Community Development Corporations (CDC) can apply for funding for redevelopment projects that can move forward quickly over the next several years; achieve significant leverage and redevelopment goals; ensure that a significant share of Project C.O.R.E. funding is allocated to locations that will attract new investment; and encourage innovation and creativity in the private sector by for-profit and nonprofit entities that are committed to the revitalization of Baltimore City.

Eligible applicants for C.O.R.E. funding include: Baltimore City agencies and nonprofit Community Development Organizations (CDOs) in Baltimore City.

Specific activities eligible for Project C.O.R.E. funding are:

- *Acquisition Cost:* (including transaction and holding costs as approved by DHCD) associated with purchasing vacant buildings and/or land. Properties may be owned by private or public entities. Related-party acquisitions will be subject to additional review by DHCD
- *Demolition Cost:* Estimated cost to demolish blighted structures
- *Stabilization Cost:* Estimated cost to complete structural and other critical repairs necessary to stabilize an existing structure, remove any materials that will not be used in the completed project, remove hazardous materials (e.g. asbestos, lead paint, etc.) and other costs approved by DHCD that are associated with preparing a currently vacant structure for redevelopment
- *Site Development Cost:* Estimated cost associated with the preparation of vacant site for new construction activities, including the removal of unsuitable soils/fill, hazardous materials, and the installation of new infrastructure (off-site and on-site)
- *Architectural and Engineering Cost:* cost of architectural and engineering professional services directly associated with demolition, stabilization and site development aspects of the proposed project

Projects that significantly build upon existing community strengths and assets are a priority. These strengths and assets include but are not limited to:

- Proximity to 21st Century School investments
- Proximity to Anchor Institutions (Universities and Hospitals)
- Proximity to other major investments, such as major rental preservation projects such as the Rental Assistance Demonstration (RAD) initiative
- Proximity to transit and transit-oriented development, including the Maryland Department of Transportation BaltimoreLink and CityLink corridors of focus
- Implementation of recent or new comprehensive plans, such as Baltimore City's Green Network Plan
- Reuse of landmark historic buildings
- Projects that build upon and expand residential market strength, for instance through homeownership in designated historic districts

Demolition and Deconstruction Status: Fiscal Year 17 Quarter 4

The FY16, Quarter 4 Blighted Property List issued on July 22, 2016, identified four hundred fifty-five (455) properties spread over seventy-two (72) locations. From this list, the Authority has received four (4) Notices to Proceed (NTP) totaling one hundred forty-eight (148) distributed over twenty-nine (29) locations. Of the 148 properties included on the released NTP's, a total of six (6) properties were subsequently removed leaving one hundred and forty-two (142) properties spread over twenty-seven (27) locations.

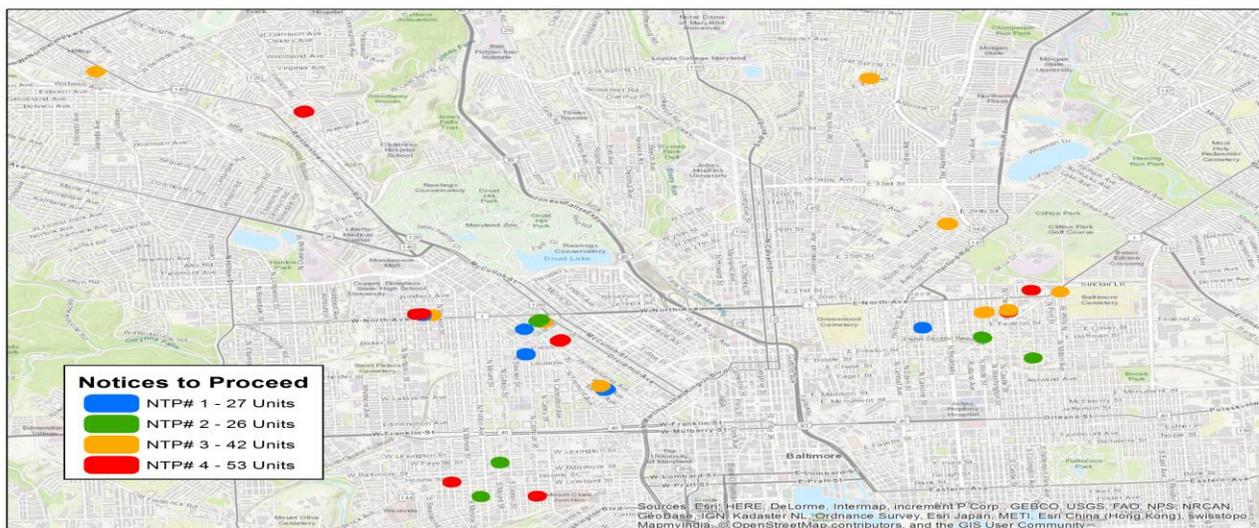
From January 2016 to June 2017, the Authority, the City of Baltimore, and the Department removed a total of **1,186** units of blight through demolition, deconstruction, or stabilization. The summary charts below highlight key information and the following maps detail where issued NTP are located:

Total Units of Blight Removed	
(1/1/2016 to 6/30/2017)	1,186

Notices to Proceed (NTP) FY16 Quarter 4 Blighted Property List

NTP Number	Date NTP issued to MSA	Number of Properties on NTP	Number of Locations on NTP	Number of Properties Removed	Total Number of Properties	Total Number of Locations
FY16-01	6/30/16	27	5	0	27	5
FY16-02	8/31/16	26	5	0	26	5
FY16-03	9/22/16	42	10	3	39	9
FY16-04	1/18/17	53	9	3	50	8
4		148	29	6	142	27

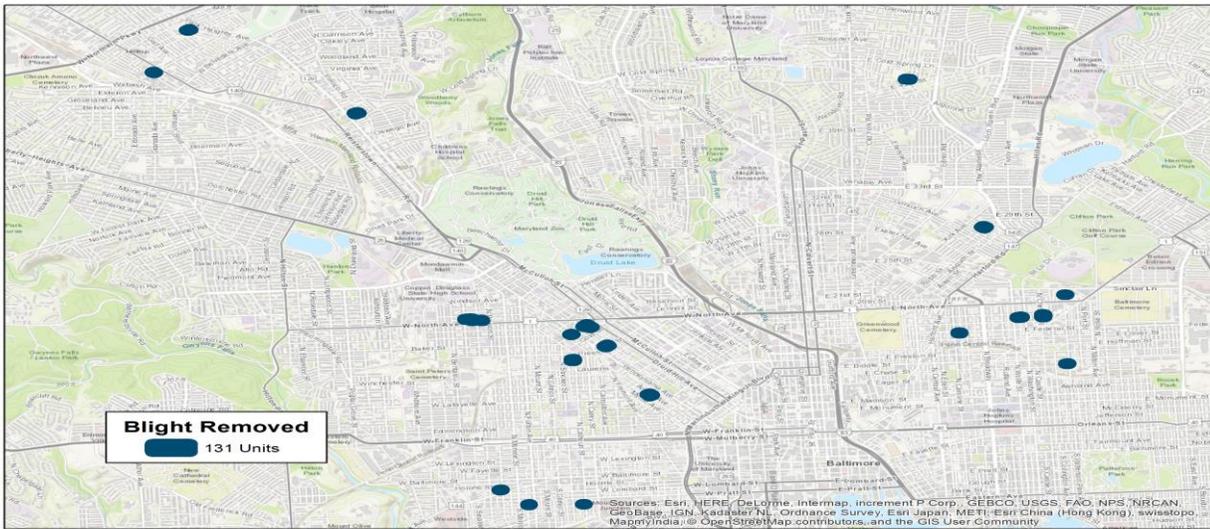
Notices to Proceed (NTP) Issued to MSA as of June 2017



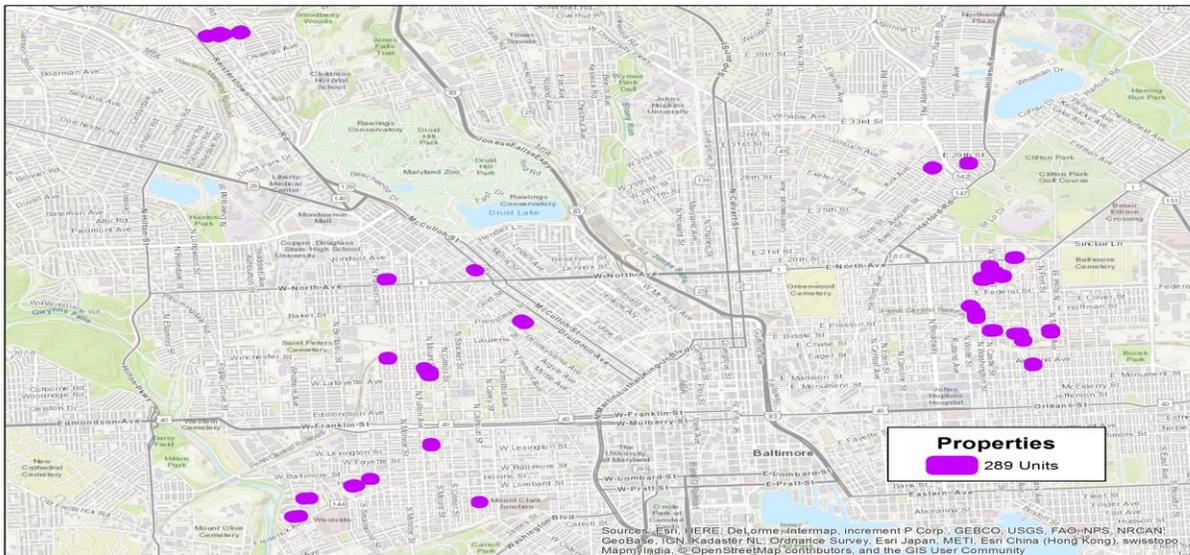
NTP 1	Status	NTP2	Status
1308 -1326 Argyle Ave	Demolition Complete	536-558 Baker St	Demolition Complete
604-Baker St	Demolition Complete	1813-1819 Dover St	Demolition Complete
1344-1356 N. Calhoun St	Demolition Complete	1100-1104 N. Patterson Park Ave	Demolition Complete
1501-1507 E. Federal St	Demolition Complete	1408-1410 N. Gay St	Released
2105-2109 Herbert St	Demolition Complete	1627-1635 W. Fayette St	Released

NTP 3	Status	NTP 4	Status
635-637 W. Lafayette Ave/1340-1342 Argyle Ave	Released	1931-1933 N. Patterson Park	Demolition Complete
1714-1722 N. Chapel St	Demolition Complete	2228-2242 E. North Ave	Released
1717-1725 N. Chapel St	Demolition Complete	5414-5416 Denmore Ave	Demolition Complete
1739-1751 N. Chester St	Demolition Complete	22-26 Payson St	Demolition Complete
2402-2406 Vonderhorst Lane	Removed	304-308 Stinson St	Removed
2023-2027 Hayward Ave	Demolition Complete	554-572 Presstman St	Demolition Complete
1563-1575 Abbotston St	Demolition Complete	2600-2614 Rosewood Ave	Demolition Complete
4402-4404 St. George's Ave	Demolition Complete	1731-1737 N. Chester St	Demolition Complete
2228-2234 Etting St	Demolition Complete	236-238 S. Calhoun St	Demolition Complete
		2102-2138 Herbert St	Demolition Complete
		1328-1350 N. Washington St	Released

MSA Blight Removed as of June 2017



Properties Not Yet Released to MSA as of June 2017



Financials

As of FY17 Quarter 4 closing, the Authority has billed and received \$5.8 million. The Authority has subcontract commitments totaling \$4.6 million. In addition to the subcontract commitments, total management costs are about \$600,000. Subcontract and management commitments total \$5.2 million leaving an uncommitted balance of about \$600,000. No relocation costs have been requested to date.

Redevelopment

To assist in providing significant redevelopment opportunities in Baltimore City's stressed and middle-market stressed neighborhoods (Housing Market Typology E, F, G, H), the Department invested a total of \$182.7 million in FY17, through programs dedicated to revitalization: Project C.O.R.E. Request for Applications (\$16.1 million), Neighborhood Business Works (\$1 million), Baltimore Regional Neighborhood Initiative (\$2.5 million), Community Legacy (\$1.8 million), and Multifamily (\$161.3 million). The Department's contribution to redevelopment will leverage \$430.9 million in other funding sources that will rehab or develop 2,369 units.

Project C.O.R.E. Request for Applications (RFA)

Since program inception, the Department has awarded a total of forty-one (41) projects to receive about \$18.9 million in funding, which will leverage about \$299.7 million in redevelopment. The funds will be used for various predevelopment activities, such as acquisition, stabilization, demolition, infrastructure, and architecture/engineering. A total of 614 units of blight will be removed through demolition and stabilization and a total of 1,303 units will be rehabbed or developed.

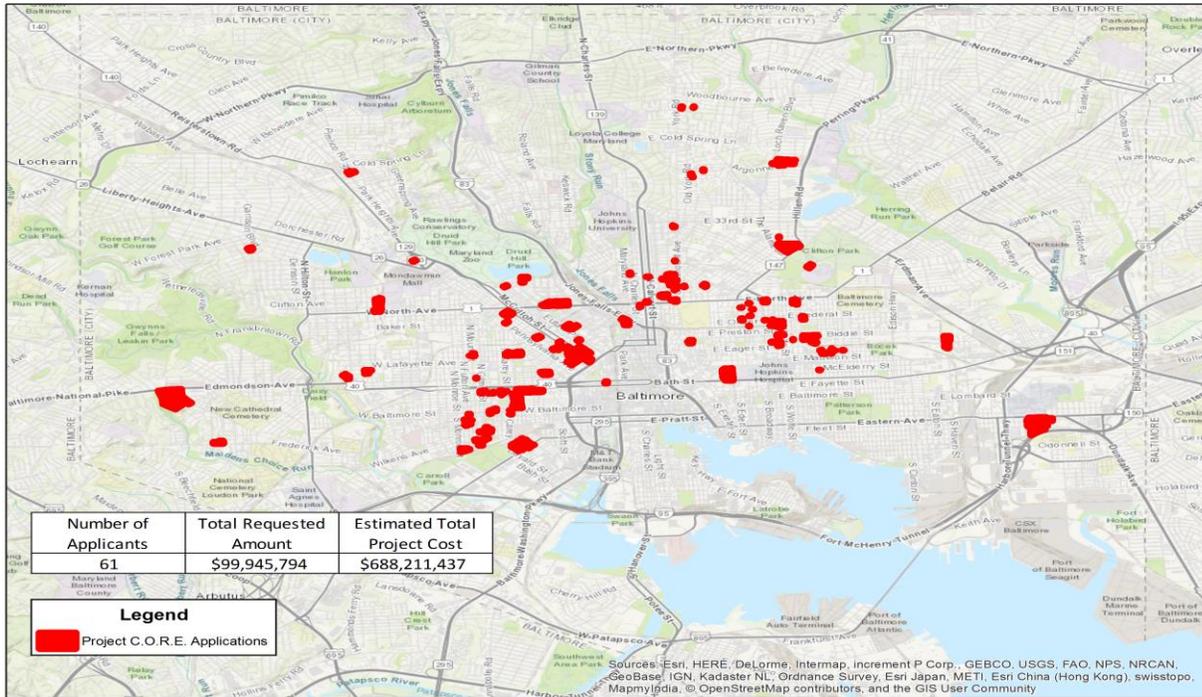
In the FY16 funding round, a total of ten (10) projects received funding, totaling \$2,775,000 and leveraging an additional \$14,930,657 in redevelopment. A total of 77 units of blight will be removed through demolition or stabilization and a total of 86 units will be rehabbed or developed.

In the FY17 funding round, a total of seventy-seven (77) applications from thirty-six (36) organizations requested a total of \$77,036,662 for blight removal, leveraging about \$560 million for redevelopment. After careful deliberation, the Department awarded thirty (31) projects to receive funding, totaling \$16,110,000 and leveraging an additional \$284,722,276 in redevelopment. A total of 537 units of blight will be removed, including 352 units for demolition and 185 units for stabilization. A total of 1,217 units will be rehabbed or developed. All projects awarded are located in the Middle-Market Stressed and Stressed Housing Market typology.

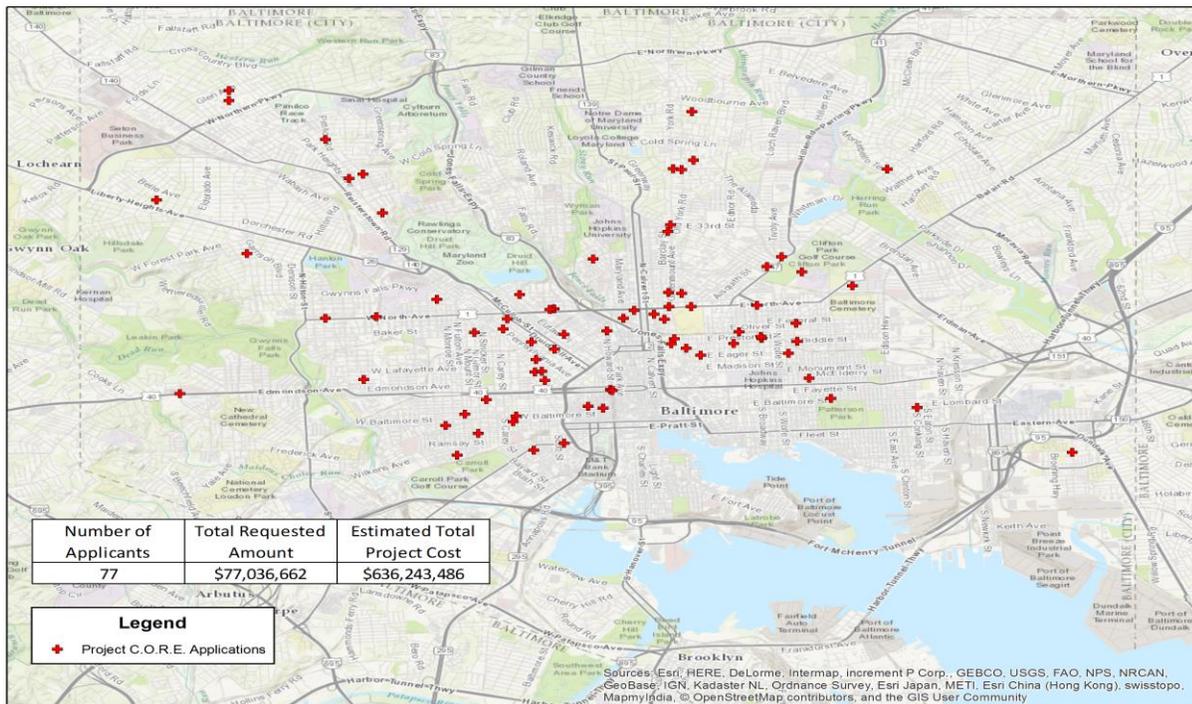
In FY17 Quarter 4, the Department accepted applications for the FY18 round. A total of sixty-one (61) applications from twenty-six organizations requested a total of about \$100 million, leveraging an estimated \$588 million for redevelopment. All applications will be reviewed by the Department and scored in accordance with the Project C.O.R.E. Scoring Criteria and Checklist. The highest scoring projects will be recommended for Project C.O.R.E. funding.

The following maps show where applications, and awarded projects are located and the chart lists Project C.O.R.E. Awardees:

Project C.O.R.E.
Fiscal Year 2018 Applications for Funding



Project C.O.R.E.
Fiscal Year 2017 Applications for Funding



FY17 Project C.O.R.E. Awards

Project Name	Awardee	Award Amount
Marshall Gardens	Baltimore City Department of Housing and Community Development	\$1,200,000
Register Place	TRF Development Partners, Inc.	\$985,000
Restoration Gardens 2	Empire Homes of Maryland, Inc.	\$400,000
Le Mondo	Downtown Partnership of Baltimore, Inc.	\$300,000
Innovation Village Madison Park North Mixed-Use	Mount Royal Community Development Corporation	\$2,000,000
Ward St. Demolition Project	Habitat for Humanity of the Chesapeake, Inc.	\$150,000
Preston East	TRF Development Partners, Inc.	\$450,000
North Avenue Gateway II	New Shiloh Community Development Corporation	\$500,000
Sojourner Place at Argyle	Episcopal Housing Corporation	\$175,000
The Hoen Lithograph Building	Strong City Baltimore, Inc.	\$400,000
1600 West Pratt Street Renovations	Southwest Partnership	\$280,000
Sandtown Stabilization Project	Habitat for Humanity of the Chesapeake, Inc.	\$310,000
New Shiloh Village Family Apartments	Units Properties, Inc.	\$600,000
Sphinx Club/Arch Social Club	Druid Heights Community Development Corporation	\$325,000
O'Donnell Heights Redevelopment	Baltimore City Department of Housing and Community Development	\$1,050,000
Barclay CORE Redevelopment	Central Baltimore Partnership	\$425,000
Current Gallery Expansion	Downtown Partnership of Baltimore, Inc.	\$500,000
Druid Hill Development Project	Druid Heights Community Development Corporation	\$500,000
Woodbourne McCabe Stabilization Project	Habitat for Humanity of the Chesapeake, Inc.	\$125,000
Historic East 22nd Street Legacy Project	Central Baltimore Partnership	\$200,000
Walbrook Lumber/North Avenue Revitalization	Neighborhood Housing Services	\$2,000,000
The Duplexes at Dolphin Street	Upton Planning Committee, Inc.	\$140,000
Center for Health Care and Healthy Living	Coppin Heights Community Development Corporation	\$175,000
Redevelopment of Lafayette	Central Baltimore Partnership	\$120,000
Roberta's House	Episcopal Housing Corporation	\$500,000
Bon Secours Youth Development Center	Unity Properties, Inc.	\$450,000
Landmark Stabilization Program	Baltimore City Department of Housing and Community Development	\$250,000
Eager Street Town Homes Site Preparation Project	East Baltimore Development Inc.	\$500,000
Acquisition/Demolition	Southwest Partnership	\$350,000
Upton's Historic Marble Hill and Pennsylvania Avenue Neighborhood Stabilization	Upton Planning Committee, Inc. City Life Community Builders	\$500,000 \$250,000
31		\$16,110,000



Mount Royal CDC, Innovation Village, Madison Park North
 \$2,000,000 FY17 Award,
 Demolition of 202 Units



Episcopal Housing, Sojourner Place at Argyle,
 \$175,000 FY17 Award,
 Predevelopment: Infrastructure for Permanent Supportive Housing
 for Chronically Homeless Individuals

Community Outreach

In addition to bi-weekly meetings with Project C.O.R.E. partners, numerous meetings with Baltimore City stakeholders were held in Quarter 4. Major highlights include:

APRIL 2017 - JUNE 2017

- Baltimore City Green Network Plan Update Meetings/Neighborhood Tours
- Phase II Property Identification Meeting with City Housing and City Planning
- Governor’s Workforce Development Quarterly Meeting
- Meeting with City Planning to discuss reuse of vacant lots
- Meeting with Small Developers Collective to discuss DHCD programs
- Keep Maryland Beautiful Launch with Partners
- Development of Micro-Business Loans Program and Storefront Improvement Program for C.O.R.E. Business Districts.
- Bi-weekly meetings with C.O.R.E. Partners (Maryland Stadium Authority, Baltimore City Department of Housing and Community Development, and Maryland Department of Housing and Community Development)

Exhibits

Exhibit A: Fiscal Year 2016, Quarter 4 Approved Properties for Demolition

7/11/16

Project CORE
FINAL QUARTERLY LIST for Demolition and Stabilization
FY 2016: Q4

Address	Block	Neighborhood	Property Demo Count	Historic District?
5414 - 5416 DENMORE AVE	4526A	Arlington	2	No
2402 - 2406 VONDERHORST LANE	4177	Berea	3	Baltimore East/South Clifton Park
1100 - 1122 N MILTON AVE	1555	Biddle Street	12	Baltimore East/South Clifton Park
22-26 S PAYSON ST	0223	Boyd-Booth	3	No
2101 - 2113 BOOTH ST	0205	Boyd-Booth	7	No
1100 - 1110 APPLETON ST	0049	Bridgeview/Greenlawn	6	No
1408 - 1410 N GAY ST	1496	Broadway East	2	Baltimore East/South Clifton Park
1717-1725 N CHAPEL	1458	Broadway East	5	Baltimore East/South Clifton Park
1714-1722 N CHAPEL ST	1458	Broadway East	5	Baltimore East/South Clifton Park
1424 - 1432 N GAY ST	1496	Broadway East	5	Baltimore East/South Clifton Park
1739 - 1751 N CHESTER ST	1460	Broadway East	7	Baltimore East/South Clifton Park
1731-1737 N CHESTER ST	1460	Broadway East	4	Baltimore East/South Clifton Park
1800-1844 N CHESTER ST	1449	Broadway East	23	Baltimore East/South Clifton Park
1803-1805 N CHESTER ST	1450	Broadway East	2	Baltimore East/South Clifton Park
1710-1724 N COLLINGTON AVE	1460	Broadway East	8	Baltimore East/South Clifton Park
1700-1722 N CASTLE ST	1459	Broadway East	12	Baltimore East/South Clifton Park
1705-1735 N CASTLE ST	1459	Broadway East	6	Baltimore East/South Clifton Park
1304 - 1324 N WASHINGTON ST	1516	Broadway East	11	Baltimore East/South Clifton Park
1328 - 1350 N WASHINGTON ST	1516	Broadway East	12	Baltimore East/South Clifton Park
1813 - 1819 DOVER ST	0260	Carrollton Ridge	4	No
2704 - 2710 BOARMAN AVE	3305	Central Park Heights	4	No
2600-2614 ROSEWOOD AVE	3307	Central Park Heights	8	No
4303 - 4319 PARK HEIGHTS AVE	3307B	Central Park Heights	9	No

Prepared by DHCD (ZBS)

7/11/16

Project CORE
FINAL QUARTERLY LIST for Demolition and Stabilization
FY 2016: Q4

2700 - 2710 KENNEDY AVE	4137	Coldstream Homestead Montebello	6	No
1563-1575 ABBOTSTON ST	4132	Coldstream Homestead Montebello	7	No
2758-2770 FENWICK AVE	3936	Coldstream Homestead Montebello	7	Coldstream Homestead Montebello
2228 - 2234 ETTING ST	0303	Druid Heights	4	Old West Baltimore
536 -558 BAKER ST	0299	Druid Heights	12	Old West Baltimore
GARAGES AT SEQUOIA AND ELLAMONT	3100E	East Arlington	8	No
1627-1635 W FAYETTE	0195	Franklin Square	5	Franklin Square
213-231 N BRUCE ST	0164	Franklin Square	10	Franklin Square
2614-2622 LOYOLA NORTHWAY	3349	Greenspring	5	No
1100 - 1104 N PATTERSON PARK AVE	1553	Middle East	3	Baltimore East/South Clifton Park
2203 - 2213 HENNEMAN AVE	1553	Middle East	6	Baltimore East/South Clifton Park
2217 - 2235 HENNEMAN AVE	1553	Middle East	10	Baltimore East/South Clifton Park
1026-1034 N PATTERSON PARK AVE	1570	Middle East	5	Baltimore East/South Clifton Park
2021-2041 E BIDDLE	1551	Middle East	11	Baltimore East/South Clifton Park
2510-2512 DULANY ST	2145B	Millhill	2	No
806-824 N BRADFORD ST	1607	Milton-Montford	10	East Monument
2105 - 2109 HERBERT ST	3205	Mondawmin	3	No
2023 - 2027 HERBERT ST	3206	Mondawmin	3	No
1904 - 1922 HERBERT ST	3207	Mondawmin	10	No
2102 - 2138 HERBERT ST	3205	Mondawmin	19	No
2843 - 2853 PROSPECT ST	2386	Mosher	6	No
615-629 N FRANKLINTOWN ROAD	2377B	Mosher	8	No
236-238 S CALHOUN	0264	New Southwest/Mount Clare	2	No
1400-1404 MCHENRY	0264	New Southwest/Mount Clare	3	No
1501 - 1507 E FEDERAL ST	1126	Oliver	4	Old East Baltimore

Prepared by DHCD (ZBS)

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Project CORE
FINAL QUARTERLY LIST for Demolition and Stabilization
FY 2016: Q4

1404 - 1406 WHITELOCK ST	3413	Penn North	2	No
1344 - 1356 N CALHOUN ST	0035	Sandtown-Winchester	5	Old West Baltimore
904-930 N MOUNT ST	0073	Sandtown-Winchester	14	Old West Baltimore
1703-1707 MOSHER ST	0073	Sandtown-Winchester	3	Old West Baltimore
1710-1712 MOSHER ST	0060	Sandtown-Winchester	2	Old West Baltimore
604-612 BAKER ST	0297	Sandtown-Winchester	5	Old West Baltimore
317-319 TYRONE ST	2178	Shipley Hill	2	No
304-308 STINSON ST	2183A	Shipley Hill	3	No
2531 - 2533 EMERSON ST	2175	Shipley Hill	2	No
301-307 S CATHERINE ST	2174	Shipley Hill	4	No
2503 - 2507 EMERSON ST	2176	Shipley Hill	3	No
2611 - 2621 HAVER ST	2178	Shipley Hill	6	No
106-116 S CALVERTON ROAD	0221	Shipley Hill	6	No
320 - 330 S FRANKLINTOWN ROAD	2178	Shipley Hill	6	No
1931-1933 N PATTERSON PARK AVE	4175	South Clifton Park	2	Baltimore East/South Clifton Park
2228-2244 E NORTH AVE	4171	South Clifton Park	9	Baltimore East/South Clifton Park
4402 - 4414 DAYTONA AVE	3190A	Towanda-Grantley	7	No
635-637/1340-1342 W LAFAYETTE/ARGYLE AVE	0393	Upton	4	Old West Baltimore
1308-1326 ARGYLE AVE	0393	Upton	10	Old West Baltimore
554 - 572 PRESSTMAN ST	0313	Upton	10	Old West Baltimore
1818 - 1846 DIVISION ST	0327	Upton	15	Old West Baltimore
4402 - 4404 SAINT GEORGES AVE	5200	Wilson Park	2	No
4423 - 4425 WRENWOOD AVE	5200	Wilson Park	2	No
4108 - 4110 HAYWARD AVE	4510	Woodmere	2	No
Total Properties Demo			455	

Prepared by DHCD (ZBS)

7/11/16

Project CORE
FINAL QUARTERLY LIST for Demolition and Stabilization
FY 2016: Q4

QUARTERLY ACKNOWLEDGEMENT		Date
Maryland Department of Housing and Community Development	 Kenneth Holt, Secretary	7/13/16
Baltimore City Department of Housing and Community Development	 Paul Graziano, Commissioner	7/13/16
COPY TO: Maryland Stadium Authority		

Prepared by DHCD (ZBS)

Exhibit B: Notice to Proceed (NTP)

NTP FY16-04

Form updated 6.27.16

NOTICE TO PROCEED

Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise)

To: Gary McGuigan, Senior Vice President
Maryland Stadium Authority

Date: January 17, 2017

From: Michael Braverman, Acting Commissioner
Baltimore City Department of Housing and Community Development

Cc: Anthony J. Mohan, Counsel
Maryland Department of Housing and Community Development

In accordance with the provisions of the Memorandum of Understanding for Demolition and Stabilization, effective February 10, 2016 (the "MOU"), the Maryland Stadium Authority is hereby notified to commence the Work, as designated in the chart below:

Individual Property ID						City Certifications		Work Requested By City
No.	Street Address	Neighborhood	Zip Code	Block	Lot	Final Completion Date for Pre-Release Services	Certificate of Authenticity	Demolition or Stabilization
1	1931 N. PATTERSON PARK AVE	South Clifton Park	21213	4175	021	01/17/17	M&CC	Demolition
2	1933 N. PATTERSON PARK AVE	South Clifton Park	21213	4175	020	01/17/17	YBN	Demolition
3	5414 DENMDRE AVE.	Arlington	21215	4526A	007	01/17/17	M&CC	Demolition
4	5416 DENMDRE AVE.	Arlington	21215	4526A	006	01/17/17	YBN	Demolition
5	22 S. PAYSON ST.	Booth-Boyd	21223	0223	049	01/17/17	YBN	Demolition
5	24 S. PAYSON ST.	Booth-Boyd	21223	0223	048	01/17/17	YBN	Demolition
6	26 S. PAYSON ST.	Booth-Boyd	21223	0223	047	01/17/17	YBN	Demolition
7	304 STINSON ST.	Shipley Hill	21223	2183A	015	01/17/17	YBN	Demolition
8	306 STINSON ST.	Shipley Hill	21223	2183A	014	01/17/17	YBN	Demolition
9	308 STINSON ST.	Shipley Hill	21223	2183A	013	01/17/17	YBN	Demolition
10	554 PRESSTMAN ST	Upton	21217	0313	071	01/17/17	M&CC	Demolition
11	556 PRESSTMAN ST	Upton	21217	0313	070	01/17/17	M&CC	Demolition
12	558 PRESSTMAN ST	Upton	21217	0313	069	01/17/17	M&CC	Demolition
13	560 PRESSTMAN ST	Upton	21217	0313	068	01/17/17	YBN	Demolition
14	562 PRESSTMAN ST	Upton	21217	0313	067	01/17/17	YBN	Demolition

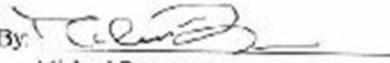
Form updated 6.27.16

15	564 PRESSTMAN ST	Upton	21217	0313	066	01/17/17	VBN	Demolition
16	566 PRESSTMAN ST	Upton	21217	0313	065	01/17/17	M&CC	Demolition
17	568 PRESSTMAN ST	Upton	21217	0313	064	01/17/17	VBN	Demolition
18	570 PRESSTMAN ST	Upton	21217	0313	063	01/17/17	M&CC	Demolition
19	572 PRESSTMAN ST	Upton	21217	0313	062	01/17/17	M&CC	Demolition
20	2600 ROSEWOOD AVE	Central Park Heights	21215	3307B	023	01/17/17	M&CC	Demolition
21	2602 ROSEWOOD AVE	Central Park Heights	21215	3307R	024	01/17/17	M&CC	Demolition
22	2604 ROSEWOOD AVE.	Central Park Heights	21215	3307B	025	01/17/17	M&CC	Demolition
23	2606 ROSEWOOD AVE	Central Park Heights	21215	3307B	026	01/17/17	M&CC	Demolition
24	2608 ROSEWOOD AVE.	Central Park Heights	21215	3307B	027	01/17/17	M&CC	Demolition
25	2610 ROSEWOOD AVE.	Central Park Heights	21215	3307B	028	01/17/17	M&CC	Demolition
26	2612 ROSEWOOD AVE.	Central Park Heights	21215	3307B	029	01/17/17	M&CC	Demolition
27	2614 ROSEWOOD AVE.	Central Park Heights	21215	3307B	030	01/17/17	M&CC	Demolition
28	1731 N. CHESTER ST.	Broadway East	21213	1460	052	01/17/17	VBN	Demolition
29	1733 N. CHESTER ST	Broadway East	21213	1460	051	01/17/17	VBN	Demolition
30	1735 N. CHESTER ST.	Broadway East	21213	1460	050	01/17/17	VBN	Demolition
31	1737 N. CHESTER ST.	Broadway East	21213	1460	049	01/17/17	VBN	Demolition
32	235 S. CALHOUN ST.	New Southwest/Mount Clare	21223	0264	044	01/17/17	VBN	Demolition
33	238 S. CALHOUN ST.	New Southwest/Mount Clare	21223	0264	043	01/17/17	VBN	Demolition
34	2102 HERBERT ST.	Mondawmin	21217	3205	050	01/17/17	M&CC	Demolition
35	2104 HERBERT ST.	Mondawmin	21217	3205	049	01/17/17	VBN	Demolition
36	2106 HERBERT ST.	Mondawmin	21217	3205	048	01/17/17	VBN	Demolition
37	2108 HERBERT ST.	Mondawmin	21217	3205	047	01/17/17	M&CC	Demolition
38	2110 HERBERT ST.	Mondawmin	21217	3205	046	01/17/17	M&CC	Demolition
39	2112 HERBERT ST.	Mondawmin	21217	3205	045	01/17/17	M&CC	Demolition
40	2114 HERBERT ST.	Mondawmin	21217	3205	044	01/17/17	VBN	Demolition
41	2116 HERBERT ST.	Mondawmin	21217	3205	043	01/17/17	VBN	Demolition
42	2118 HERBERT ST.	Mondawmin	21217	3205	042	01/17/17	VBN	Demolition
43	2120 HERBERT ST.	Mondawmin	21217	3205	041	01/17/17	M&CC	Demolition

Form updated 6.27.16

44	2122 HERBERT ST.	Mondawmin	21217	3205	040	01/17/17	M&CC	Demolition
45	2124 HERBERT ST.	Mondawmin	21217	3205	039	01/17/17	YBN	Demolition
46	2126 HERBERT ST.	Mondawmin	21217	3205	038	01/17/17	YBN	Demolition
47	2128 HERBERT ST.	Mondawmin	21217	3205	037	01/17/17	M&CC	Demolition
48	2130 HERBERT ST.	Mondawmin	21217	3205	036	01/17/17	YBN	Demolition
49	2132 HERBERT ST.	Mondawmin	21217	3205	035	01/17/17	M&CC	Demolition
50	2134 HERBERT ST.	Mondawmin	21217	3205	034	01/17/17	M&CC	Demolition
51	2136 HERBERT ST.	Mondawmin	21217	3205	033	01/17/17	YBN	Demolition
52	2138 HERBERT ST.	Mondawmin	21217	3205	032	01/17/17	YBN	Demolition

The undersigned authorized representative of the Mayor and City Council of Baltimore, a Maryland municipal corporation, acting through its Department of Housing and Community Development ("DHCD") represents and warrants that: (1) Each individual Property identified above is an Approved Eligible Property in accordance with Section 5.3.2 of the MOU; (2) DHCD possesses legal title or full and final legal authority to proceed with the immediate Demolition or Stabilization of each individual Property identified above, subject to compliance with applicable Baltimore City Building Code requirements; and (3) This Notice to Proceed is not restricted, limited, or in any way affected by any liens, encumbrances, title issues, rights, administrative actions, judicial proceedings, or any other interests related to any individual Property identified above.

By: 
 Michael Braverman
 Acting Commissioner
 Department of Housing and Community
 Development of the City of Baltimore

Attachments:

- Pre-Release Services Completion Checklist for each identified Property
- Certificate of Authority to Proceed for each identified Property

NTP FY16-03

NOTICE TO PROCEED

Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise)

To: Cary McGuinn, Senior Vice President
Maryland Stadium Authority

Date: 9/22/16

From: Michael Braverman, Deputy Commissioner
Baltimore City Department of Housing and Community Development

Cc: Anthony J Mohan, Counsel
Maryland Department of Housing and Community Development

In accordance with the provisions of the Memorandum of Understanding for Demolition and Stabilization, effective February 10, 2016 (the "MOU"), the Maryland Stadium Authority is hereby notified to commence the Work, as designated in the chart below:

Individual Property ID					City Certifications		Work Requested By City
Street Address (per Property)	Neighborhood	Zip Code	Block	Lot	Final Completion Date for Pre-Release Services ¹	Certificate of Authority to Proceed (M&CC or VBN ²)	Demolition or Stabilization
1340 Angelle Ave	Upton	21217	6393	021	9/22/16	VBN	Demolition
1342 Angelle Ave	Upton	21217	6393	022	9/22/16	M&CC	Demolition
635 W Laffayette Ave	Upton	21217	6391	023	9/22/16	VBN	Demolition
637 W Laffayette Ave	Upton	21217	6391	024	9/22/16	VBN	Demolition

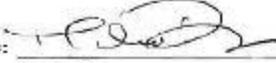
¹ "Pre-Release Services" means all 24-kind services that the City is required in pertinent part to Section 1.2 of the MOU, except for those included Services set forth in Subsections 5.2(b), (c), (d) and (e). The completion of Pre-Release Services by the City is summarized on the attached checklist(s) for each individual Property. The City's supporting documentation for all Pre-Release Services is available electronically in the Dropbox shared with MSA separately.

² For each Property that is owned by the Mayor and City Council of Baltimore ("M&CC"), a completed M&CC-issued Building Certificate in agreed upon format is attached. For each Property that is not owned by the M&CC, a completed Vernal Building Notice ("VBN") Certificate in agreed upon format is attached.

1717 N Chapel St	Broadway East	21213	1458	085	9/22/16	VBN	Demolition
1719 N Chapel St	Broadway East	21213	1458	086	9/22/16	VBN	Demolition
1721 N Chapel St	Broadway East	21213	1458	087	9/22/16	MCC	Demolition
1723 N Chapel St	Broadway East	21213	1458	088	9/22/16	VBN	Demolition
1725 N Chapel St	Broadway East	21213	1458	089	9/22/16	MCC	Demolition
1729 N Chester St	Broadway East	21213	1460	048	9/22/16	VBN	Demolition
1741 N Chester St	Broadway East	21213	1460	047	9/22/16	MCC	Demolition
1743 N Chester St	Broadway East	21213	1460	046	9/22/16	MCC	Demolition
1745 N Chester St	Broadway East	21213	1460	045	9/22/16	VBN	Demolition
1747 N Chester St	Broadway East	21213	1460	044	9/22/16	VBN	Demolition
1749 N Chester St	Broadway East	21213	1460	043	9/22/16	VBN	Demolition
1751 N Chester St	Broadway East	21213	1460	042	9/22/16	VBN	Demolition
2402 Vonderkerst Lane	Berco	21213	4177	041	9/22/16	VBN	Demolition
2404 Vonderkerst Lane	Berco	21213	4177	042	9/22/16	VBN	Demolition
2406 Vonderkerst Lane	Berco	21213	4177	043	9/22/16	VBN	Demolition
2023 Herbert St	Middletown	21217	3206	065	9/22/16	VBN	Demolition
2025 Herbert St	Middletown	21217	3206	066	9/22/16	VBN	Demolition
2027 Herbert St	Middletown	21217	3206	067	9/22/16	VBN	Demolition
4108 Hayward Ave	Woodmere	21215	4516	006	9/22/16	VBN	Demolition
4110 Hayward Ave	Woodmere	21215	4516	005	9/22/16	VBN	Demolition
1563 Abbotston St	Coldstream Homestead Montebello	21214	4132	059	9/22/16	VBN	Demolition
1565 Abbotston St	Coldstream Homestead Montebello	21214	4132	060	9/22/16	VBN	Demolition
1567 Abbotston St	Coldstream Homestead Montebello	21214	4132	061	9/22/16	VBN	Demolition
1569 Abbotston St	Coldstream Homestead	21214	4132	062	9/22/16	VBN	Demolition

	Mt. Airy						
1571 Alhambra St	Coldstream Horseshoe Montebello	21218	4131	065	9/22/15	VBN	Demolition
1573 Alhambra St	Coldstream Horseshoe Montebello	21218	4131	064	9/22/15	MCC	Demolition
1575 Alhambra St	Coldstream Horseshoe Montebello	21218	4131	063	9/22/15	VBN	Demolition
4402 Saint Georges	Wilson Park	21212	1209	062	9/22/15	VBN	Demolition
4404 Saint Georges	Wilson Park	21212	1209	061	9/22/15	VBN	Demolition
1714 N Chapel	Broadway East	21213	1458	071	9/22/15	VBN	Demolition
1716 N Chapel	Broadway East	21213	1458	072	9/22/15	VBN	Demolition
1718 N Chapel	Broadway East	21213	1458	073	9/22/15	VBN	Demolition
1720 N Chapel	Broadway East	21213	1458	074	9/22/15	VBN	Demolition
1722 N Chapel	Broadway East	21213	1458	075	9/22/15	VBN	Demolition
2228 Ewing St.	Druid Heights	21217	0393	075	9/22/15	M&CC	Demolition
2230 Ewing St.	Druid Heights	21217	0393	076	9/22/15	M&CC	Demolition
2232 Ewing St.	Druid Heights	21217	0393	077	9/22/15	VBN	Demolition
2234 Ewing St.	Druid Heights	21217	0393	078	9/22/15	M&CC	Demolition

The undersigned authorized representative of the Mayor and City Council of Baltimore, a Maryland municipal corporation, acting through its Department of Housing and Community Development ("DHCD") represents and warrants that: (1) Each individual Property identified above is an Approved Blighted Property in accordance with Section 5.3.2 of the MDL; (2) DHCD possesses legal title or full and final legal authority to proceed with the immediate Demolition or Stabilization of each individual Property identified above, subject to compliance with applicable Baltimore City Building Code requirements; and (3) This Notice to Proceed is not restricted, limited, or in any way affected by any liens, encumbrances, title issues, rights, administrative actions, judicial proceedings, or any other interests related to any individual Property identified above.

By: 
(signature)
Michael Braverman
(printed name)
Title: Deputy Commissioner
Department of Housing and Community
Development of the City of Baltimore

Attachments:

- Pre-Release Services Completion Checklist for each identified Property
- Certificate of Authority to Proceed for each identified Property

546 Baker St.	Druid Heights	21217	0299	054	8/30/16	M&CC	Demolition
548 Baker St.	Druid Heights	21217	0299	053	8/30/16	M&CC	Demolition
556 Baker St.	Druid Heights	21217	0299	052	8/30/16	M&CC	Demolition
552 Baker St.	Druid Heights	21217	0299	051	8/30/16	M&CC	Demolition
554 Baker St.	Druid Heights	21217	0299	050	8/30/16	VBV	Demolition
556 Baker St.	Druid Heights	21217	0299	049	8/30/16	VBV	Demolition
558 Baker St.	Druid Heights	21217	0299	048	8/30/16	VBV	Demolition
1813 Dover St.	Carrollton Ridge	21223	0260	083	8/30/16	VBV	Demolition
1815 Dover St.	Carrollton Ridge	21223	0260	081	8/30/16	VBV	Demolition
1817 Dover St.	Carrollton Ridge	21223	0260	085	8/30/16	VBV	Demolition
1819 Dover St.	Carrollton Ridge	21223	0260	086	8/30/16	VBV	Demolition
1100 N. Paterson Park Ave	Middle East	21213	1553	027	8/30/16	VBV	Demolition
1102 N. Paterson Park Ave	Middle East	21213	1553	028	8/30/16	M&CC	Demolition
1104 N. Paterson Park Ave	Middle East	21213	1553	029	8/30/16	M&CC	Demolition
1408 N. Gay St.	Broadway East	21213	1496	035	8/30/16	M&CC	Demolition
1410 N. Gay St.	Broadway East	21213	1496	034	8/30/16	M&CC	Demolition
1627 W. Fayette St.	Franklin Square	21223	0193	014	8/30/16	M&CC	Demolition
1629 W. Fayette St.	Franklin Square	21223	0193	015	8/30/16	M&CC	Demolition
1631 W. Fayette St.	Franklin Square	21223	0193	016	8/30/16	M&CC	Demolition
1633 W. Fayette St.	Franklin Square	21223	0193	017	8/30/16	M&CC	Demolition
1635 W. Fayette St.	Franklin Square	21223	0193	018	8/30/16	VBV	Demolition

The undersigned authorized representative of the Mayor and City Council of Baltimore, a Maryland municipal corporation, acting through its Department of Housing and Community Development ("DHCD") represents and warrants that: (1) Each individual Property identified above is an Approved Blighted Property in accordance with Section 5.5.3 of the MOU; (2) DHCD possesses legal title or full and final legal authority to proceed with the immediate Demolition or Stabilization of each individual Property identified above, subject to compliance with applicable Baltimore City Building Code requirements; and (3) This Notice to Proceed is not restricted, limited, or in any way affected by any liens, encumbrances, title issues, rights, administrative actions, judicial proceedings, or any other interests related to any individual Property identified above.

By: 

(signature)
Michael J. Davelman
(printed name)
Title: Deputy Commissioner
Department of Housing and Community
Development of the City of Baltimore



Attachments:

- Pre-Release Services Completion Checklist for each identified Property
- Certificate of Authority to Proceed for each identified Property

6.27.16

NOTICE TO PROCEED

Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise)

To: Cary McClurg, Senior Vice President
Maryland Stadium Authority

Date: June 29, 2016

From: Michael Braverman, Deputy Commissioner
Baltimore City Department of Housing and Community Development

Cc: Anthony Imohan, Counsel
Maryland Department of Housing and Community Development

In accordance with the provisions of the Memorandum of Understanding for Demolition and Stabilization, effective February 10, 2016 (the "MOU"), the Maryland Stadium Authority is hereby notified to commence the Work, as designated in the chart below:

Individual Property ID					City Certifications		Work Requested By City
Street Address (per Property)	Neighborhood	Zip Code	Block	Lot	Final Completion Date for Pre-Release Services ¹	Certificate of Authority to Proceed (M&CC or VBN) ²	Demolition or Stabilization
1356 N CALHOUN ST	Sandtown-Winchester	21217	0035	056	6/17/2016	MCC	Demolition
1354 N CALHOUN	Sandtown-Winchester	21217	0035	057	6/17/2016	VBN	Demolition
1352 N CALHOUN ST	Sandtown-Winchester	21217	0035	058	6/17/2016	VBN	Demolition
1348 N CALHOUN ST	Sandtown-Winchester	21217	0035	059	6/17/2016	MCC	Demolition

¹ "Pre-Release Services" means all In-Kind Services that the City is required to perform pursuant to Section 5.2 of the MOU, except for those In-Kind Services set forth in Subsections 5.2(b), (f), (m) and (p). The completion of Pre-Release Services by the City is summarized on the attached checklists for each individual Property. The City's supporting documentation for all Pre-Release Services is available electronically in the Dropbox shared with MSA separately.

² For each Property that is owned by the Mayor and City Council of Baltimore ("M&CC"), a completed M&CC-Owned Building Certificate in agreed upon format is attached. For each Property that is not owned by the M&CC, a completed Vacant Building Notice ("VBN") Certificate in agreed upon format is attached.

6.27.16

1344 N CALHOUN ST	Sandtown-Winchester	21217	0035	062	6/17/2016	VBN	Demolition
2105 HERBERT ST	Mondawmin	21217	3205	054	6/17/2016	VBN	Demolition
2107 HERBERT ST	Mondawmin	21217	3205	055	6/17/2016	VBN	Demolition
2109 HERBERT ST	Mondawmin	21217	3205	056	6/17/2016	VBN	Demolition
615 BAKER ST	Sandtown-Winchester	21217	0297	064	6/17/2016	VBN	Demolition
610 BAKER ST	Sandtown-Winchester	21217	0297	065	6/17/2016	MCC	Demolition
608 BAKER ST	Sandtown-Winchester	21217	0297	066	6/17/2016	VBN	Demolition
606 BAKER ST	Sandtown-Winchester	21217	0297	067	6/17/2016	MCC	Demolition
604 BAKER ST	Sandtown-Winchester	21217	0297	068	6/17/2016	VBN	Demolition
1308 ARGYLE AVE	Upton	21217	0393	005	6/17/2016	MCC	Demolition
1316 ARGYLE AVE	Upton	21217	0393	006	6/17/2016	MCC	Demolition
1313 ARGYLE AVE	Upton	21217	0393	007	6/17/2016	MCC	Demolition
1314 ARGYLE AVE	Upton	21217	0393	008	6/17/2016	MCC	Demolition
1316 ARGYLE AVE	Upton	21217	0393	009	6/17/2016	VBN	Demolition
1311 ARGYLE AVE	Upton	21217	0393	010	6/17/2016	MCC	Demolition
1326 ARGYLE AVE	Upton	21217	0393	011	6/17/2016	MCC	Demolition
1322 ARGYLE AVE	Upton	21217	0393	012	6/17/2016	MCC	Demolition
1324 ARGYLE AVE	Upton	21217	0393	013	6/17/2016	VBN	Demolition
1324 ARGYLE AVE	Upton	21217	0393	014	6/17/2016	MCC	Demolition
1501 E FEDERAL ST	Oliver	21213	1126	022	6/17/2016	VBN	Demolition
1503 E FEDERAL ST	Oliver	21213	1126	023	6/17/2016	VBN	Demolition
1505 E FEDERAL ST	Oliver	21213	1126	024	6/17/2016	VBN	Demolition
1507 E FEDERAL ST	Oliver	21213	1126	025	6/17/2016	VBN	Demolition

6/27/16

The undersigned authorized representative of the Mayor and City Council of Baltimore, a Maryland municipal corporation, acting through its Department of Housing and Community Development ("DHCD") represents and warrants that: (1) Each individual Property identified above is an Approved Blighted Property in accordance with Section 5.3.2 of the MOU; (2) DHCD possesses legal title or full and final legal authority to proceed with the immediate Demolition or Stabilization of each individual Property identified above, subject to compliance with applicable Baltimore City Building Code requirements; and (3) This Notice to Proceed is not restricted, limited, or in any way affected by any liens, encumbrances, title issues, rights, administrative actions, judicial proceedings, or any other interests related to any individual Property identified above.

By: 
 (signature)
 M. William Robinson
 (printed name)
 Title: Deputy Commissioner
 Department of Housing and Community
 Development of the City of Baltimore

Attachments:

- Pre-Release Services Completion Checklist for each identified Property
- Certificate of Authority to Proceed for each identified Property

Exhibit C: Photography of MSA Demolition & Deconstruction Activity

604-612 Baker Street

Preconstruction Photo's



Progress Photo's







1308- 1326 Argyle Avenue

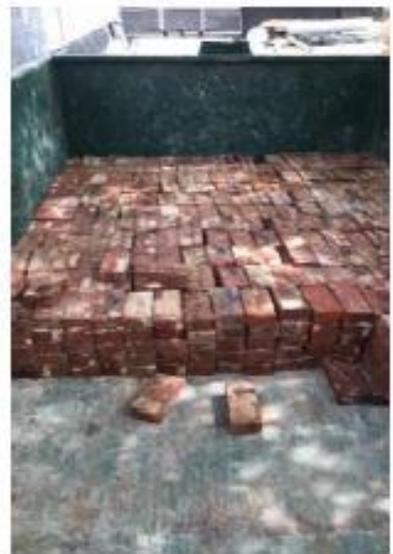
Preconstruction Photos



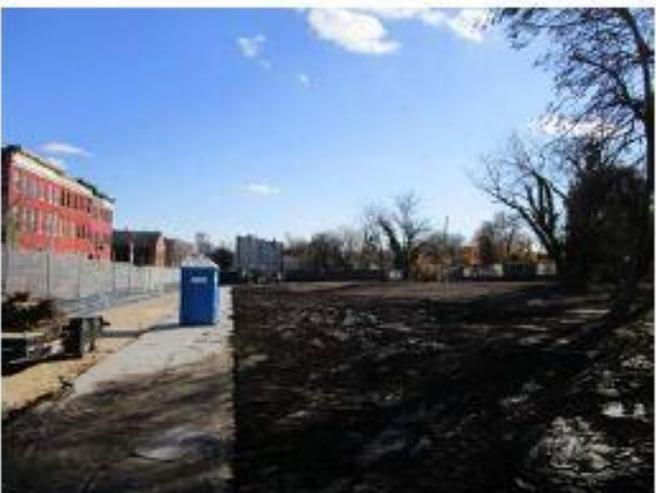


Progress Photos











1501-1507 E. Federal Street

Preconstruction Photos





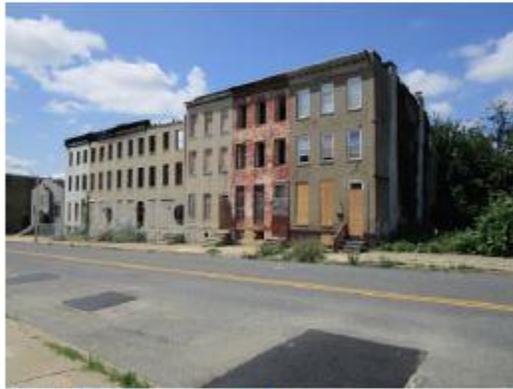
Progress Photos





1344 -1356 N. Calhoun Street

Preconstruction Photos







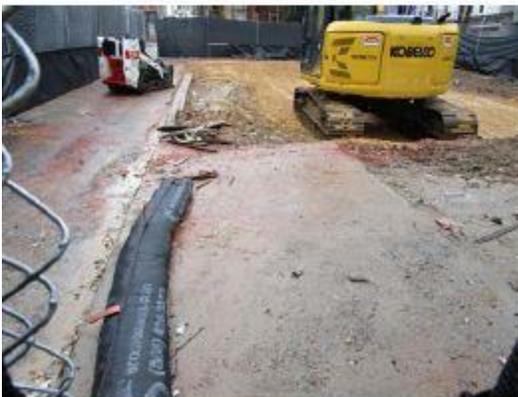
2105-2109 Herbert Street

Preconstruction Photos



Progress Photos







536-558 Baker Street

Preconstruction Photos



Progress Photos





1813-181 Dover Street

Preconstruction Photos





Progress Photos





1100-1104 N. Patterson Park Avenue

Preconstruction Photos



Progress Photos



1408-1410 N. Gay Street

Preconstruction Photos





1627-1635 W. Fayette Street

Preconstruction Photos



635-637 W. Lafayette Avenue & 1340-1342 Argyle Avenue

Preconstruction Photos



1714-1722 and 1717-1725 N. Chapel Street

Preconstruction Photos



Progress Photos



1739-1751 N. Chester Street

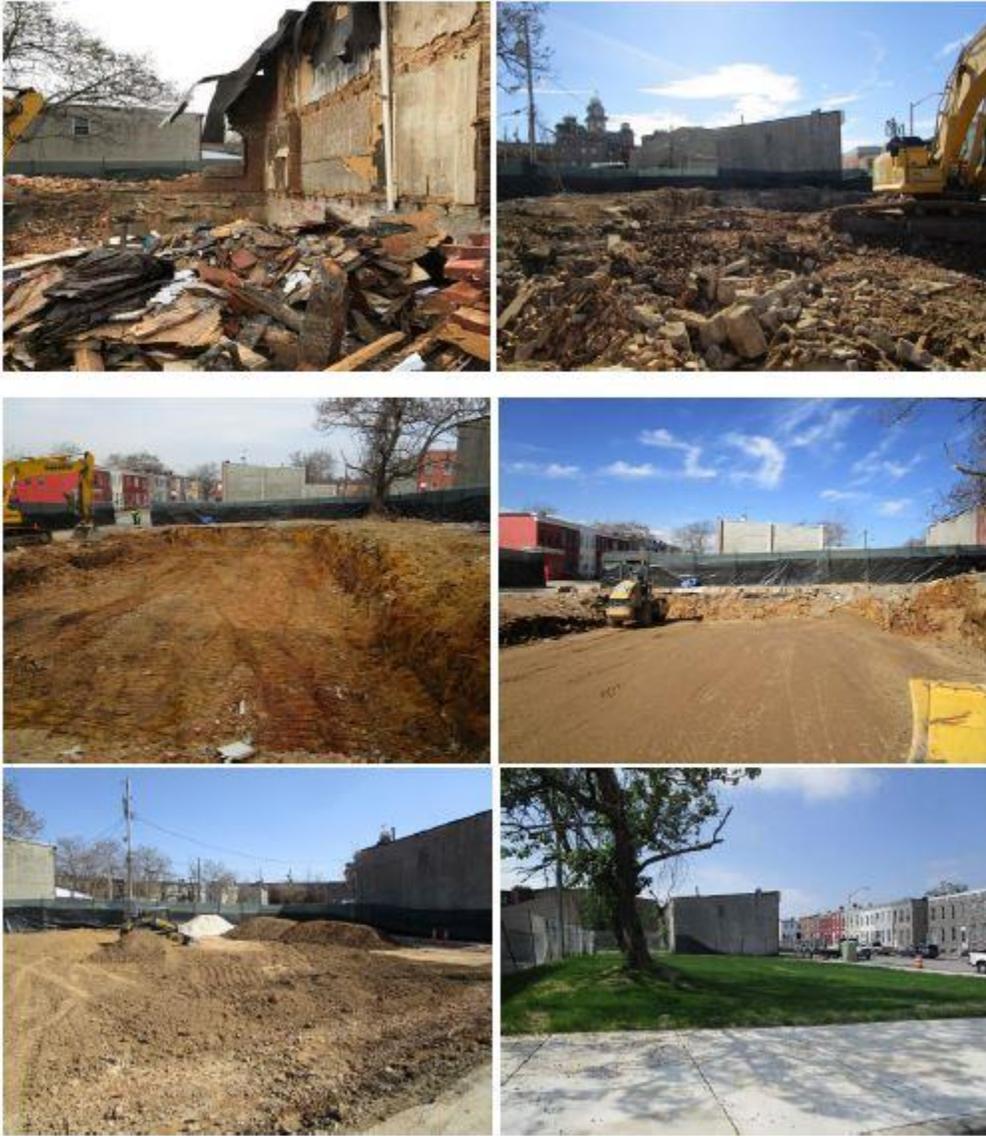
Preconstruction Photos





Progress Photos





2023-2027 Herbert Street

Preconstruction Photos



Progress Photos





4108-4110 Hayward Avenue

Preconstruction Photos



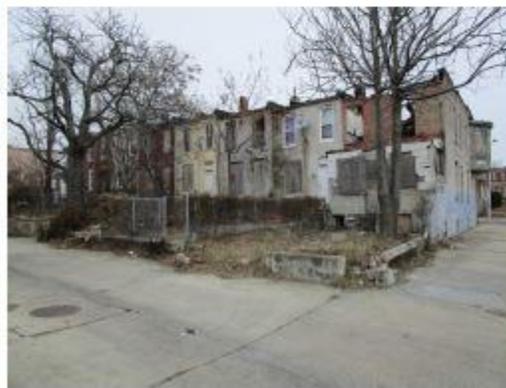
Progress Photos



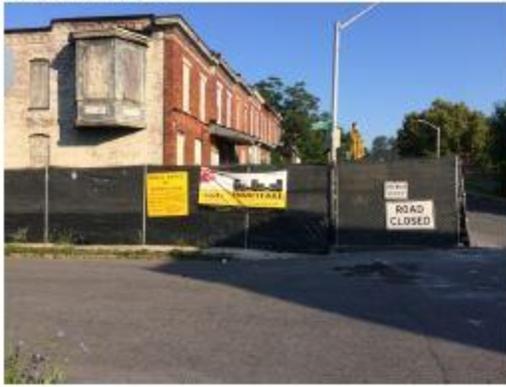


1563-1575 Abbotston Street

Preconstruction Photos



Progress Photos



2228-2234 Etting Street

Preconstruction Photos



Progress Photos



4402-4404 St. Georges Avenue

Preconstruction Photos



Progress Photos



554-572 Presstman Ave.

Preconstruction Photos



Progress Photos





ProgressPhotos



236-238 S. Calhoun Street

Preconstruction Photos



Progress Photos



2108-2138 Herbert Street

Preconstruction Photos



Progress Photos







5414-5416 Denmore Ave.

Preconstruction Photos



Progress Photos



2600-2614 Rosewood Ave.

Preconstruction Photos



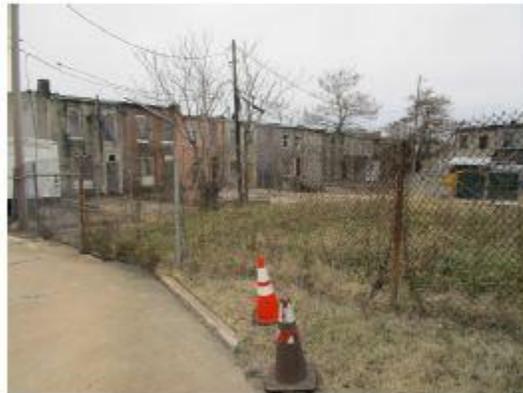
Progress Photos





1731-1737 N. Chester Street.

Preconstruction Photos



Progress Photos



1931-1933 N. Patterson Park Ave.

Preconstruction Photos



Progress Photos

